

IN RE: PETITION FOR ADMIN. VARIANCE
SE/Corner Southern Avenue and
Crescent Avenue
(708 Southern Avenue)
12th Election District
7th Councilmanic District

Emma J. Hutchins
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-333-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 708 Southern Avenue, located in the vicinity of Eastpoint in the community of Harborview. The Petition was filed by the owner of the property, Emma Jane Hutchins. The Petitioner seeks relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) in a portion of the side yard in lieu of the required entire rear yard placement. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits

ORDER RECEIVED FOR FILING
Date 4/26/95
By [Signature]

MICROFILMED

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of April, 1995 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) in a portion of the side yard in lieu of the required entire rear yard placement, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 4/26/95
By [Signature]

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 26, 1995

Ms. Emma J. Hutchins
708 Southern Avenue
Baltimore, Maryland 21224

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SE/Corner Southern Avenue and Crescent Avenue
(708 Southern Avenue)
12th Election District - 7th Councilmanic District
Emma J. Hutchins - Petitioner
Case No. 95-333-A

Dear Ms. Hutchins:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

RECEIVED

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 708 Southern Ave
address
Balto Md 21224
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The pool will extend 8' beyond rear of house
Corner lot small rear lot, no flexibility to place pool

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Emma J. Hutchins 
(signature) (signature)
Emma J. Hutchins
(type or print name) (type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 29th day of March, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Emma J. Hutchins

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.
3/29/1995
date

David L. Kimmel
NOTARY PUBLIC

My Commission Expires:
DAVID L. KIMMEL
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 19, 1996

MICROFILMED



Petition for Administrative Variance

95-333-A

to the Zoning Commissioner of Baltimore County

for the property located at 708 Southern Ave
which is presently zoned OR5-J

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 to permit an accessory structure (pool) in a portion of the side yard in lieu of the rear.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1 The Pool would extend 8' beyond the rear of the House

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner

AL ERDI, PE
(Type or Print Name)

708 Southern Ave *282-7626*
Address Phone No.

Signature

Balto Md 21224
City State Zipcode
Name, Address and phone number of representative to be contacted

Address Phone No

Name

City State Zipcode

Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: *mark* DATE: *3/29/95*



Printed with Soybean Ink on Recycled Paper

ITEM #: 331

ESTIMATED POSTING DATE: *4/9/95*

331

#331

95-333-A

Beginning on the south side of Southern Avenue
at the intersection of the east side of Crescent Avenue,
known as lots 249-252 in the Eastview Subdivision
(W.P.C. 7/1). Also known as 708 Southern Avenue
containing .19 acres in the 12th Election District.

MICHOE

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-333-A

District 12th Date of Posting 4/8/95

Posted for: Variance

Petitioner: Fanna Lane Hutchins

Location of property: 708 Southern Ave.

Location of Signs: Facing roadway on property being zoned

Remarks: Posted 4/10/95

Posted by M. Kealey Date of return: 4/14/95
Signature

Number of Signs: 1





Baltimore County
 Zoning Administration &
 Development Management
 111 West Chesapeake Avenue
 Towson, Maryland 21204

receipt

95-333-A

Account: R-001-6150

Number

Item: 321

Taken in mdk
 By

Date 3/29/95

Hutchins, Emma — 708 Southern Ave

010 — Admin. Fee. — \$50.00

080 — sign posting — \$35.00

 Total — \$85.00

RECEIVED

RECEIVED

RECEIVED

RECEIVED

Please Make Checks Payable To: Baltimore County

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

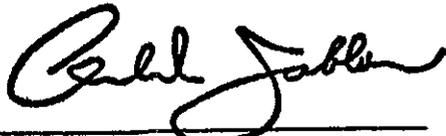
Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.



ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 331

Petitioner: Emma Jane Hutchins

Location: 708 Southern Avenue

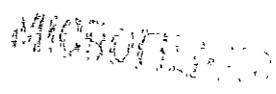
PLEASE FORWARD ADVERTISING BILL TO:

NAME: Emma Jane Hutchins

ADDRESS: 708 Southern Avenue

Baltimore, MD. 21224

PHONE NUMBER: 282-7626



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 6, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-333-A (Item 331)
708 Southern Avenue
corner S/S Southern Avenue and E/S Crescent Avenue
12th Election District - 7th Councilmanic
Legal Owner: Emma Jane Hutchins

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before April 9, 1995. The closing date (April 24, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon
Director

cc: Emma Jane Hutchins

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 11, 1995

Ms. Emma Jane Hutchins
708 Southern Avenue
Baltimore, Maryland 21224

RE: Item No.: 331
Case No.: 95-333-A
Petitioner: Emma Hutchins

Dear Ms. Hutchins:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 29, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

APR 11 1995





**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

4-7-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 331 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

A handwritten signature in cursive script that reads "Bob Small".

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 04/11/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF APR. 10, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 331, 332, 333, 334, 335, 336,
338 AND 339.

RECEIVED

APR 12 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: April 12, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning



SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 331, 332, 333, 334, 335, and 336.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Cam L. Kerho

PK/JL

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: April 17, 1995
Zoning Administration and Development Management

FROM:  Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for April 17, 1995
Items 329, 331, 332, 333, 334, 336, 337, 338
339 and 316 revised

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw

APR 17 1995

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM *Joyce Watson*

DATE: *4/19/95*

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: *4/10/95*

ZAC Comments

The Department of Environmental Protection & Resource Management has no
comments for the following Zoning Advisory Committee Items: 0

Item #'s: *Rev # 316*

330
331

333

334

335

336

337

338

339

LS:sp

LETTY2/DEPRM/TXTSBP

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

03/22/95

PRIMARY SCREEN

DISTRICT: 12 ACCT NO: 1208081680

SUBDIST:

OWNER NAME / MAILING ADDRESS

DEED REF 1) / 8614/ 446

RICKO GARY TOM

2)

RICKO M CHRISTINE

PLAT REF 1) 7/ 1

7526 CARSON AV

PRINCIPAL

BALTIMORE

MD 21224

EXEMPT STATUS/CLASS

RESIDENCE

0 000

YES

PREMISE ADDRESS

TOWN GEO ADVAL TAX LAND COUNTY

7526 CARSON AVE

CODE CODE CODE CLASS USE USE

000 82 000 R 04

LEGAL DESCRIPTION

LT 225,226

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT

96 16 205 2

EAST VIEW

TRANSFERRED FROM: HUTCHINS WILLIAM B

10/05/90

\$1

PRESS: <F1> VALUES SCRIN

<F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

03/22/95

PRIMARY SCREEN

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SUBDIST:

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LEGAL DESCRIPTION

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MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT

96 16 205 2

EAST VIEW

TRANSFERRED FROM: HUTCHINS WILLIAM B

10/05/90

\$1

PRESS: <F1> VALUES SCRIN

<F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

03/22/95

PRIMARY SCREEN

DISTRICT: 12 ACCT NO: 1208081680

SUBDIST:

OWNER NAME / MAILING ADDRESS

DEED REF 1) / 8614/ 446

RICKO GARY TOM

2)

RICKO M CHRISTINE

PLAT REF 1) 7/ 1

7526 CARSON AV

PRINCIPAL

BALTIMORE

MD 21224

EXEMPT STATUS/CLASS

RESIDENCE

0 000

YES

PREMISE ADDRESS

TOWN GEO ADVAL TAX LAND COUNTY

7526 CARSON AVE

CODE CODE CODE CLASS USE USE

000 82 000 R 04

122 #

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

03/22/95

PRIMARY SCREEN

DISTRICT: 12 ACCT NO: 1206022160

SUBDIST:

OWNER NAME / MAILING ADDRESS
FITZPATRICK JULIA B
7600 CARSON AV
BALTIMORE MD 21224

DEED REF 1) / 4681/ 509
2)
PLAT REF 1) 5/ 61

EXEMPT STATUS/CLASS
0 000

PRINCIPAL
RESIDENCE
YES

PREMISE ADDRESS
7600 CARSON AVE

TOWN	GEO	ADVAL	TAX	LAND	COUNTY
CODE	CODE	CODE	CLASS	USE	USE
000	62	000		R	04

LEGAL DESCRIPTION
LT 233,234,235

MAP	GRID	PARCEL	SUB-DIV	PLAT	SECT	BLOCK	LOT
96	16	205					

EAST VIEW

TRANSFERRED FROM: FITZPATRICK JOSEPH

10/10/66

PRESS: <F1> VALUES SCRN

<F3> SELECT NEXT PROPERTY

03/22/95 10:10:11

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
 REAL PROPERTY SYSTEM
 BALTIMORE COUNTY

03/22/95

PRIMARY SCREEN

DISTRICT: 12 ADCT NO: 1216046630

SUBDIST:

OWNER NAME / MAILING ADDRESS

MAY WILLIAM F
 706 SOUTHERN AV
 BALTIMORE

MD 21224

DEED REF 1) / 7352/ 158

2)

PLAT REF 1) 9/ 117

EXEMPT STATUS/CLASS

0 000

PRINCIPAL
 RESIDENCE

YES

PREMISE ADDRESS

706 SOUTHERN AVENUE

TOWN GEO ADVAL TAX LAND COUNTY

CODE CODE CODE CLASS USE USE

000 82 000 R 04

LEGAL DESCRIPTION

LT 317-323
 SW COR CRESCENT AVEN
 EASTVIEW

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT

96 16 205

TRANSFERRED FROM: HARPER PHILIP A

10/16/86

\$78,500

PRESS: <F1> VALUES SCRN

<F3> SELECT NEXT PROPERTY

03/22/95

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

03/22/95

PRIMARY SCREEN

DISTRICT: 12 ACCT NO: 1218010880

SUBDIST:

OWNER NAME / MAILING ADDRESS

WAREHEIM GEORGE R

WAREHEIM MARY E

7530 CARSON AVE

BALTIMORE

MD 21224

DEED REF 1) /10840/ 281

2)

PLAT REF 1) 7/ 1

EXEMPT STATUS/CLASS

0 000

PRINCIPAL

RESIDENCE

YES

PREMISE ADDRESS

7530 CARSON AVE

TOWN GEO ADVAL TAX LAND COUNTY

CODE CODE CODE CLASS USE USE

000 82 000 R 04

LEGAL DESCRIPTION

LT 231,232

7530 CARSON AVE

EAST VIEW

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT

96 16 205 2

TRANSFERRED FROM: PARKS CLARENCE R, SR

11/22/94

\$79,000

PRESS: <F1> VALUES SCRIN

<F3> SELECT NEXT PROPERTY

MARYLAND
MICROFILMED

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

03/22/95

PRIMARY SCREEN

DISTRICT: 12 ACCT NO: 1206059380

SUBDIST:

OWNER NAME / MAILING ADDRESS

SAUER FRANK A

SAUER LARUE C

7528 CARSON AV

BALTIMORE

MD 21224

DEED REF 1) / 6113/ 310

2)

PLAT REF 1) 7/ 1

EXEMPT STATUS/CLASS

0 000

PRINCIPAL

RESIDENCE

YES

PREMISE ADDRESS

7528 CARSON AVE

TOWN GEO ADVAL TAX LAND COUNTY

CODE CODE CODE CLASS USE USE

000 82 000 R 04

LEGAL DESCRIPTION

LT 229,230

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT

96 16 205

EASTVIEW

TRANSFERRED FROM: FRANKLIN GLADYS M

12/07/79

\$41,900

PRESS: <F1> VALUES SCRN

<F3> SELECT NEXT PROPERTY

MICROFILMED

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

03/22/95

PRIMARY SCREEN

DISTRICT: 12 ACCT NO: 2100008906

SUBDIST:

OWNER NAME / MAILING ADDRESS
HUTCHINS EMMA JANE
708 SOUTHERN AV
BALTIMORE MD 21224

DEED REF 1) / 7988/ 500
2)
PLAT REF 1) 9/ 117

EXEMPT STATUS/CLASS
0 000

PRINCIPAL
RESIDENCE
YES

PREMISE ADDRESS
708 SOUTHERN AVE

TOWN	Geo	ADVAL	TAX	LAND	COUNTY
CODE	CODE	CODE	CLASS	USE	USE
000	82	000		R	04

LEGAL DESCRIPTION
LTS 249-252
SWS SOUTHERN AV
EAST VIEW

MAP	GRID	PARCEL	SUB-DIV	PLAT	SECT	BLOCK	LOT
96	16	205					

TRANSFERRED FROM: HUTCHINS WILLIAM G

10/03/88

PRESS: <F1> VALUES SCRN

<F3> SELECT NEXT PROPERTY

#331

March 25, 1995

To whom it concerns,

Being the property owners of 7526 Carson Ave. Balto., MD. 21224 and with land adjacent to 708 Southern Ave. Balto., MD. 21224 we have no objections to or reservations of an inground side yard swimming pool being constructed on the property of Emma Jane Hutchins at 708 Southern Ave. Balto., MD. 21224

Truly,

Mary J. Ricko
Gary T. Ricko
M. Christine Ricko
M. Christine Ricko
7526 Carson Ave.
Balto., MD. 21224
(410) 282-2131

RECEIVED
MARCH 25 1995

331

March 25, 1995

To whom it concerns,

Being the property owners of 7530 Carson Ave. Balto., MD. 21224 and with land adjacent to 708 Southern Ave. Balto., MD. 21224 we have no objections to or reservations of an inground side yard swimming pool being constructed on the property of Emma Jane Hutchins at 708 Southern Ave. Balto., MD. 21224

Truly,

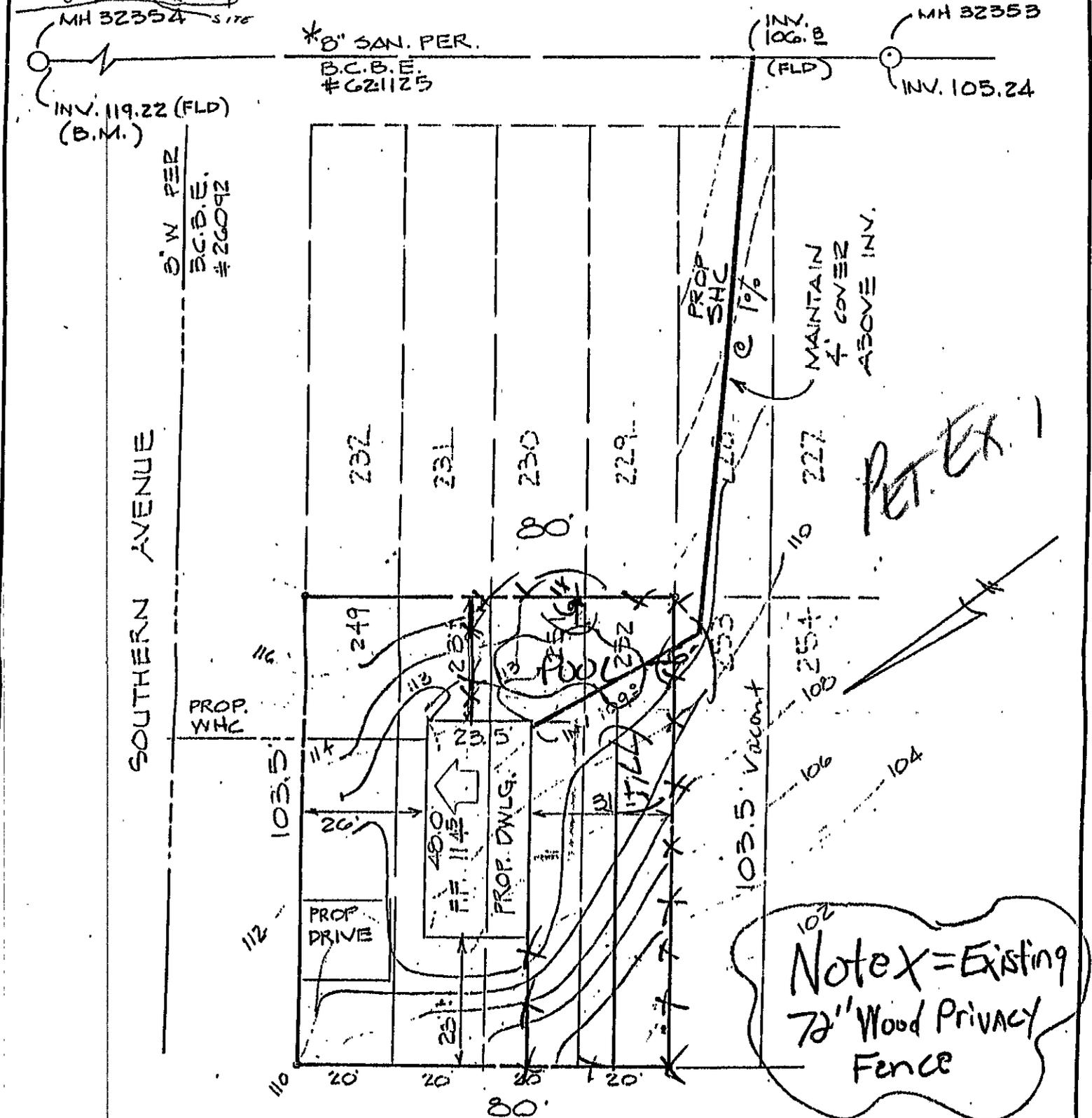
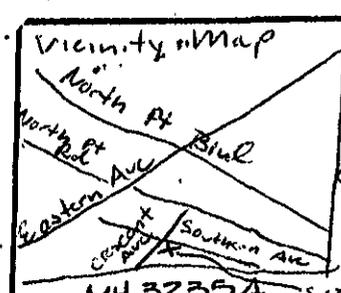
George R. Wareheim
George R. Wareheim
Mary E. Wareheim
Mary E. Wareheim
7530 Carson Ave.
Balto., MD. 21224
(410) 282-2131

MICROFILMED

331

Plan for Admin. Zoning Variance #331
 Owner: Emma Jane Hutchins 95-333-A

CARSON AVENUE



Note X = Existing
 72" Wood Privacy
 Fence

Property Address CRESCENT AVENUE OR 5.5
 708 Southern Ave

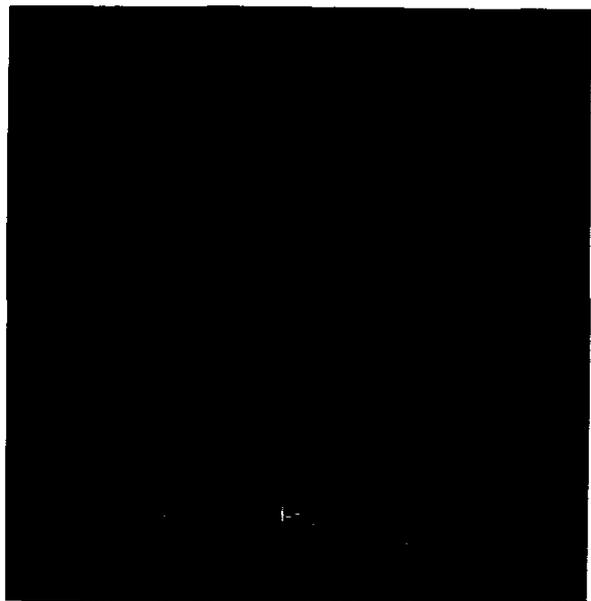
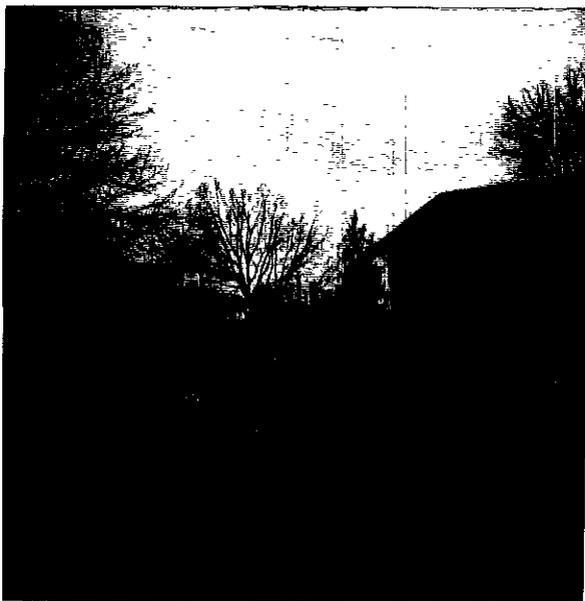
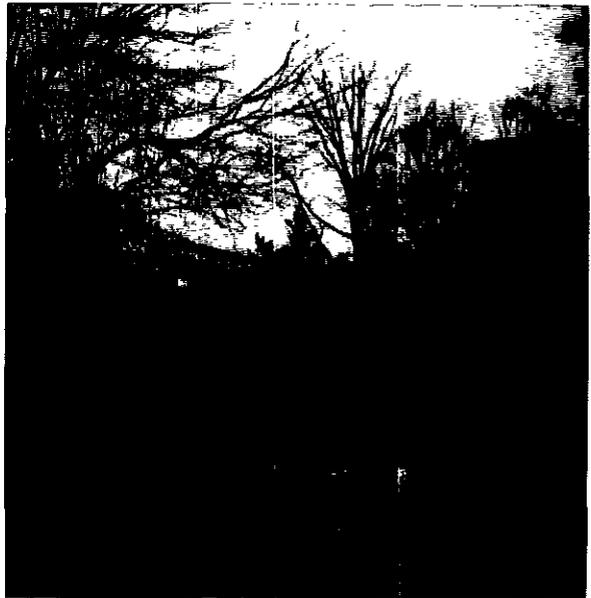
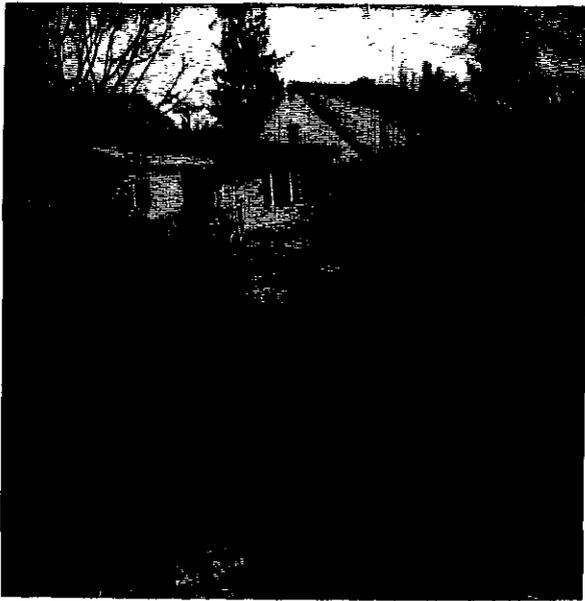
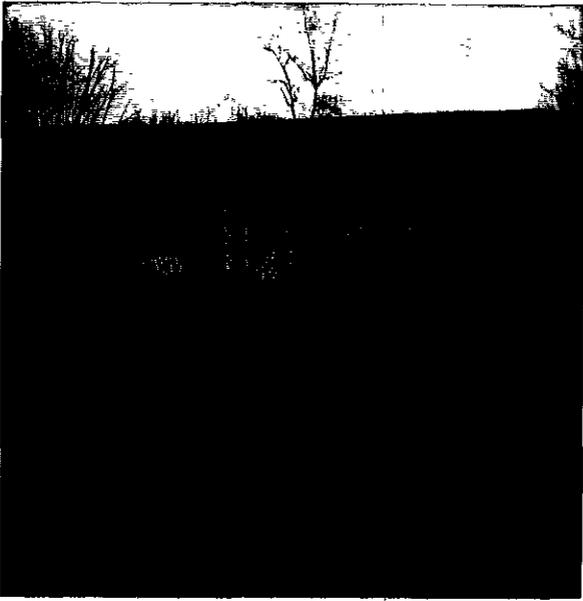
* Site is served by public utilities
 NOTE: SEE 7988/500 REGARDING
 UTILITY SERVICE CONNECTIONS -
 RIGHTS OVER LOTS 228 & 253.
 * No prior zoning hearings

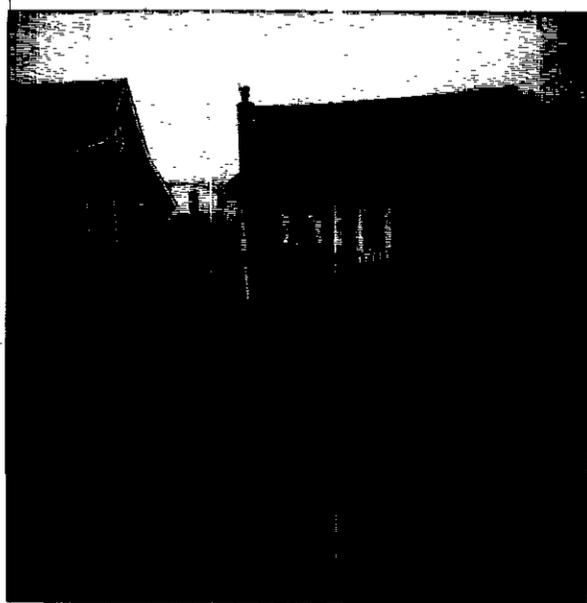
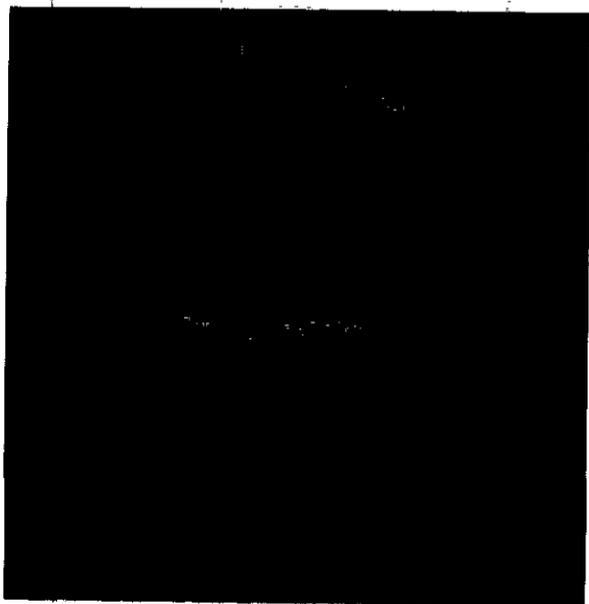
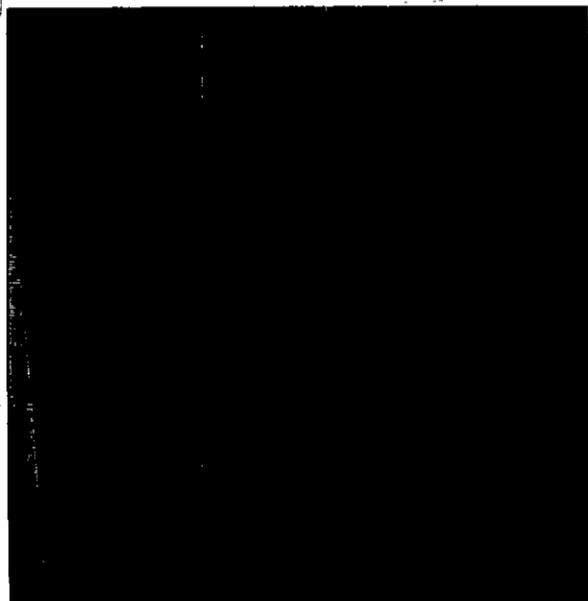
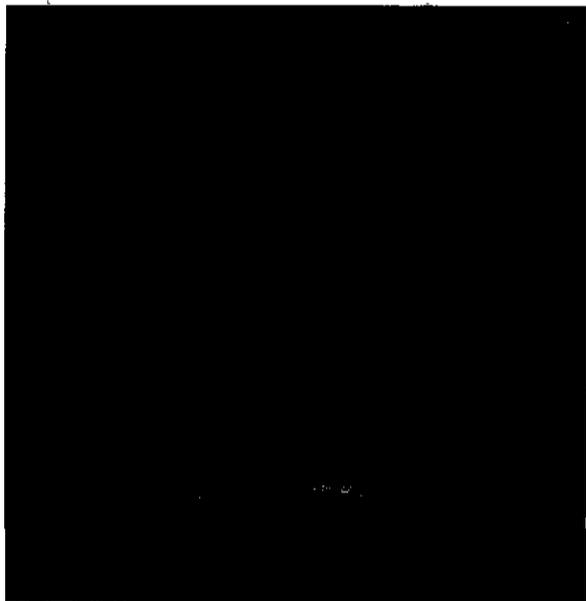
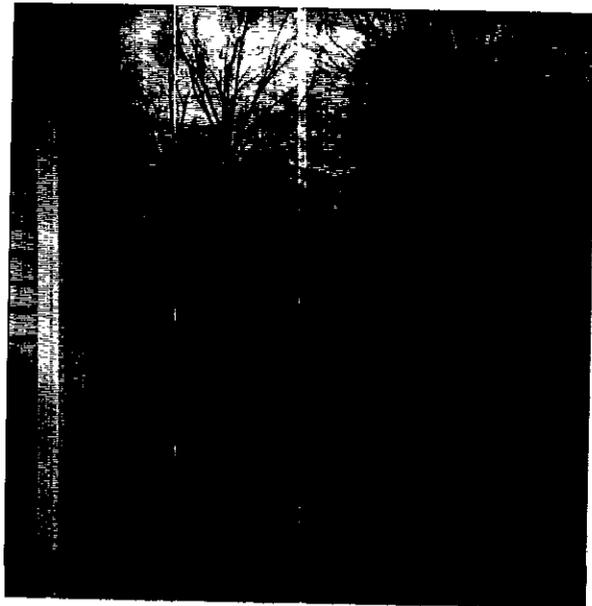
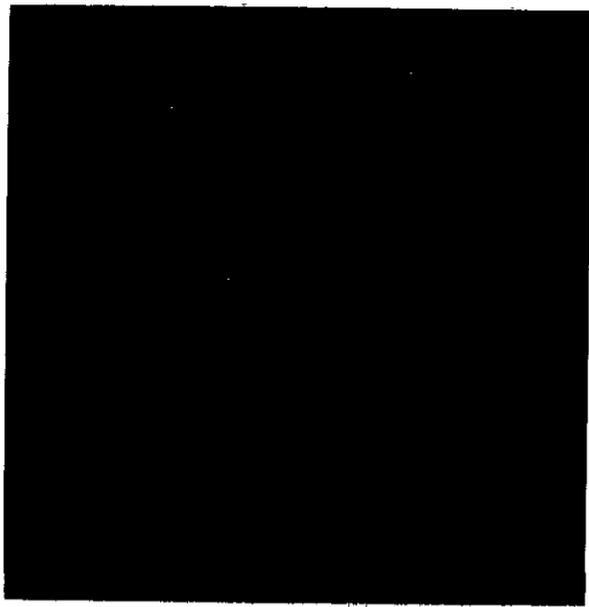
8,280 ± - 0.19 Ac
 (Site not in critical area)
 DEED REF: 7988/500
 LOTS 249, 250, 251, 252
 "EASTVIEW No 2" (W.P.C. 7/1)
 EL. DIST. 12 BALTO. CO., MD.
 Council Distr. 7, 200 scale zoning map - SE 1/4



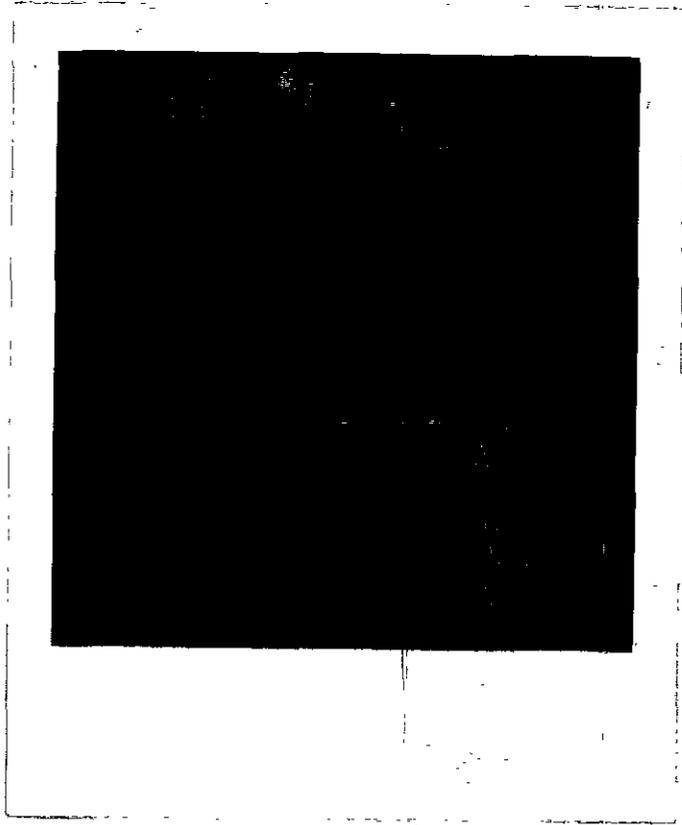
SITE PLAN		date 11.4.88
VT ASSOCIATES, INC.		scale 1" = 30'
SURVEYING & ENGINEERING 4932 HAZELWOOD AVENUE BALTIMORE, MARYLAND 21206 866-2001		Job no. 88-297
MICROFILM		drawn JSD.
		checked

95-333-A





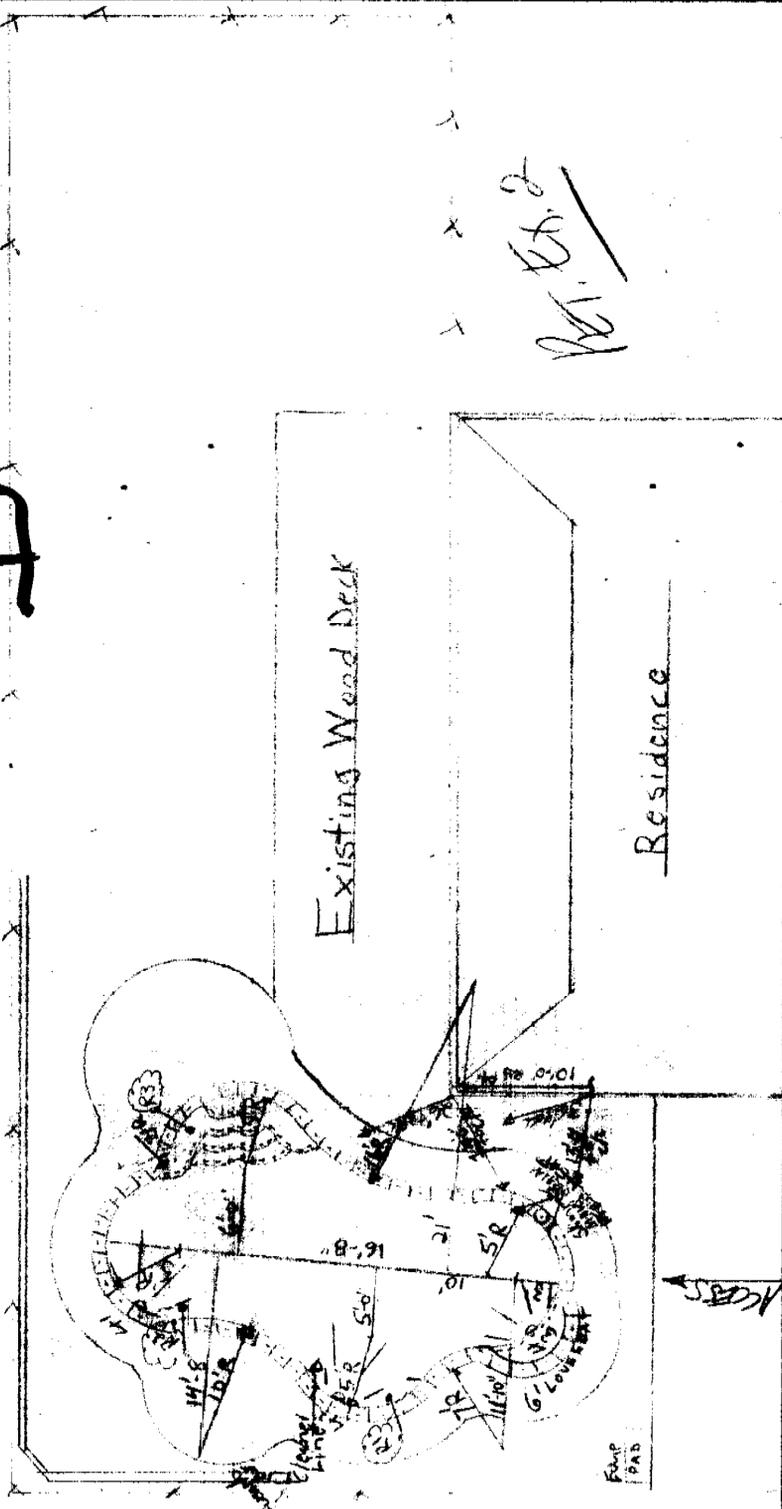
MICROFILMED



NAME: HUTCHINS

95-333-A

GENERAL SPECIFICATIONS		SPECIAL INSTRUCTIONS	
SALESMAN	RT KACCO'S	EXCAVATION	
OFFICE PHONE	410 844-3660	TRACTOR TYPE	STANDARD BOBCAT
POOL SHAPE	TAHITI	BACKHOE	
POOL SIZE	16 x 10 x 3.2	DIRT	(STRY)
POOL PERIMETER	83	DEEP END DIG	
POOL DEPTH	3'6" x 6'0"	TRASH HAULS	
POOL CAPACITY	15,000 GALLONS	TEMPORARY FENCE	
TURNOVER RATE		CONCRETE REMOVAL	
SPA		FENCE REMOVE	
DAM WALL STR CVR		OTHER	
RAISED SPA		STEEL	
LOVESEAT	ONE	STANDARD STRUCTURAL	
STEPS	FOUR	COMMERCIAL STRUCTURAL	
BENCHES	TWO	SURCHARGE	
TOTAL PERIMETER	87	OTHER	
EQUIPMENT		PLUMBING	
FILTER PUMP	VALENTI 1 HP	A SKIMMER #1	20 FT
FILTER TYPE	D.E. H&H	B SKIMMER #2	
HEATER SIZE		C SKIMMER #3	
BOOSTER PUMP		D POOL MAIN DRAIN	70
AIR BLOWER		E POOL RETURN #1	70
SKIMMERS	ONE	F POOL RETURN #2	70
SPA LIGHT		G POOL RETURN #3	70
FIBEROPTICS	EVANGLO	H CLEANER LINE	70
TIME CLOCK	YES	I DEEP HEAT	70
LIGHT REMOTE		J OVERFLOW TOP	
WATERFALL PUMP		K OVERFLOW BOTTOM	
SPRAY HEAD PUMP		L SPA SUCTION	
SEPARATION TANK		M SPA RETURN	
OTHER		N SPA AIR LINE	
ACCESSORIES		STRUCTURE	
MAINTENANCE KIT	YES	STAIRS	FOUR
ROPE FLOATS		LOVESEAT	ONE
VAC & HOSE	YES	BENCHES	TWO
BACKWASH HOSE	YES	STAIRS	FOUR
COLOR LENS KIT	YES	LOVESEAT	ONE
DIVING BOARD		BENCHES	TWO
SLIDING TYPE		STAIRS	FOUR
LAUNDRY TYPE		LOVESEAT	ONE
HANDRAIL POOL		BENCHES	TWO
HANDRAIL SPA		STAIRS	FOUR
AUTOMATIC CLEANER TYPE		LOVESEAT	ONE
SOLAR COVER		BENCHES	TWO
WINTER COVER		STAIRS	FOUR
ANCHOR COVER		LOVESEAT	ONE
AUTOMATIC COVER		BENCHES	TWO
SOLAR REEL		STAIRS	FOUR
ENERGY MGMT SYSTEM		LOVESEAT	ONE
CHLORINE AUTOMATIC		BENCHES	TWO
POOL REMOTE		STAIRS	FOUR
SPA REMOTE		LOVESEAT	ONE
FURNITURE		BENCHES	TWO
WINTERIZATION		STAIRS	FOUR
START UP	YES	LOVESEAT	ONE
CLEAN UP	YES	BENCHES	TWO
OTHER		STAIRS	FOUR
APPURTENANCES		TILE & COORING	
ELECTRICITY	S-R	TILE	
ELEC FOOTAGE	124	COORING	
GAS BY		OTHER	
GAS FOOTAGE	30	ADDITIONAL NOTES	
DECK FT	750		
DECK TYPE	WOOD		
WALLS BY	CONCRETE		
WALLS TYPE	CONCRETE		
WALL FOOTAGE	143		
FENCE BY	WOOD		
FENCE TYPE	WOOD		
FENCE FOOTAGE	143		
GATES			
WATERFALL BY			
WATERFALL SIZE			
OTHER			



OWNER:
 TO DETERMINE APPROXIMATE ELEVATION OF POOL ON DAY OF EXCAVATION
 POOL AREA TO BE FENCED
 BY OWNER PER COUNTY OR CITY ORDINANCE GATES TO BE SELF CLOSING AND SELF LATCHING
 WET DOWN CONCRETE SHELL AT LEAST TWICE DAILY FOR 7 DAYS
 DO NOT TURN ON POOL LIGHT WHEN POOL IS EMPTY
 DO NOT USE RUBBER WHEN FILLING POOL AS IT WILL MARK PLASTER
 SUPPLY TEMPORARY ELECTRIC POWER AND WATER TO CONSTRUCTION AREA

Designed Especially For:
 NAME: E. J. Hutchins
 ADDRESS: 11111 S. 111th St., Overland Park, MO 66204
 CITY: Overland Park, MO
 COUNTY: Johnson, MO
 JOB PHONE: (913) 274-1274
 BUS PHONE: (913) 274-1274
 STATE: MO, ZIP: 66204

SCALE 1/8" = 1'
 DRAWN BY: P.K.
 DATE: March 95
 APPROVED: [Signature]
 DATE: [Blank]
 REV. DATE: [Blank]

SETBACKS
 COUNTY: Butler
 ZONE: R-1
 REAR: 5'
 SIDE: 5'
 HOUSE: 5'
 FENCE: 4'
 WELL: [Blank]
 SEPTIC: [Blank]
 CITY WATER: [Blank]
 WELL WATER: [Blank]
 SEWER: [Blank]
 SEPTIC: [Blank]

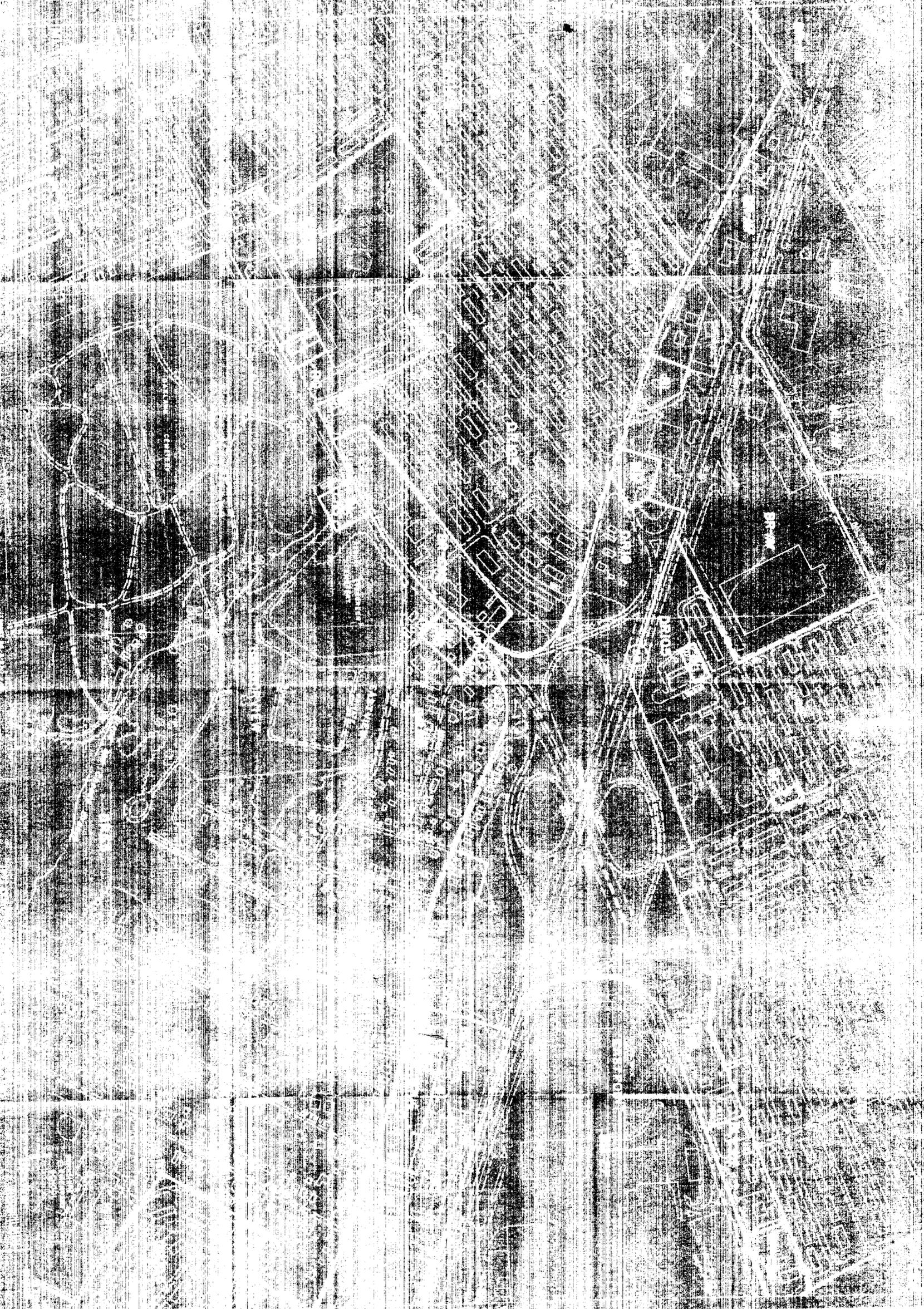
LOCATION MAP
 COUNTY: Butler
 MAP BOOK: 4
 PAGE: 36
 SECTION: 3-13
 TOWNSHIP: 13S
 RANGE: 4E

DIRECTIONS: From S.B. 1 Rd. North to 2 1/2 mi East (Key Bridge) cross 3. Exh 41 left off Ramp onto Center Rd. Cross Thru Light onto Old North Point Rd. 3 mi cross Johnson Blvd to 1st on Cannon Ave. to 1/2 right on Southern Site on 1st

Note: Elevation of Pool to be Determined at Excavation
 Reinforcing Wall Design will Be Determined at Excavation



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
1000 EASTERN AVENUE



95-333-A



REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	EASTPOINT	1
		DATE OF PHOTOGRAPHY		
		DEC 1954		

Topography Compiled By Photogrammetric Methods
 ABRAMS AERIAL SURVEY CORP. LANSING, MICH.

PHOTOGRAMMETRIC MAP OF
 BALTIMORE COUNTY METROPOLITAN AREA

J-SE I-SW
 F-NE E-NW

95-333-A

IN RE: PETITION FOR ADMIN. VARIANCE
 SE/Corner Southern Avenue and
 Crescent Avenue
 (708 Southern Avenue)
 12th Election District
 7th Councilmanic District

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 95-333-A

Emma J. Hutchins
 Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 708 Southern Avenue, located in the vicinity of Eastpoint in the community of Harborview. The Petition was filed by the owner of the property, Emma Jane Hutchins. The Petitioner seeks relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) in a portion of the side yard in lieu of the required entire rear yard placement. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits

4/19/95
 Date
 By

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of April, 1995 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) in a portion of the side yard in lieu of the required entire rear yard placement, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
 TIMOTHY M. KOTROCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:bjs

4/19/95
 Date
 By

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning



Suite 112 Courthouse
 400 Washington Avenue
 Towson, MD 21284

(410) 887-4386

April 26, 1995

Ms. Emma J. Hutchins
 708 Southern Avenue
 Baltimore, Maryland 21224

RE: PETITION FOR ADMINISTRATIVE VARIANCE
 SE/Corner Southern Avenue and Crescent Avenue
 (708 Southern Avenue)
 12th Election District - 7th Councilmanic District
 Emma J. Hutchins - Petitioner
 Case No. 95-333-A

Dear Ms. Hutchins:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
 TIMOTHY M. KOTROCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:bjs

cc: People's Counsel

File



Petition for Administrative Variance
 to the Zoning Commissioner of Baltimore County

for the property located at 708 Southern Ave
 which is presently zoned RS-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 to permit an accessory structure (pool) in a portion of the side yard in lieu of the rear.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Because the pool would extend beyond the rear of the house

Property is to be posted and advertised as prescribed by Zoning Regulations 1, or we agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner Name: Emma Jane Hutchins
 Signature: *Emma J Hutchins*
 Address: 708 Southern Ave
Baltimore MD 21224
 Phone No: 410 212-7626

Legal Counsel Name: People's Counsel
 Signature: *[Signature]*
 Address: Baltimore MD 21204
 Phone No: [Number]

ORDER RECEIVED FOR FILING
 Date
 By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 708 Southern Ave

Baltimore MD 21224
 City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include location or precise address)

The pool will extend beyond rear of house
Corner lot small rear lot no flexibility to place pool

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Emma J Hutchins
 Signature
 Emma J. Hutchins
 Type or print name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 29th day of March, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Emma J. Hutchins

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

4/24/1995
 Date

My Commission Expires: DAVID L ENNELL
 NOTARY PUBLIC STATE OF MARYLAND
 My Commission Expires November 19, 1996

#331
 95-333-A

Beginning on the south side of Southern Avenue at the intersection of the east side of Crescent Avenue, known as lots 249-252 in the Eastern Subdivision (w.p.c. 7/1). Also known as 708 Southern Avenue containing .19 acres in the 12th Election District.

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

95-333-A

District: 12th Date of Posting: 4/19/95

Posted for: Variance

Petitioner: Emma Jane Hutchins

Location of property: 708 Southern Ave

Location of Sign: Being read by property being read

Remarks: Printed 4/19/95

Posted by: *[Signature]* Date of return: 4/19/95

Number of Signs: 1



receipt

75-333-A

3/29/95

Account: 8-001-020

Number

Item: 331

Taken in MDX

Hutchins, Emma - 708 Southern Ave
 010 - Admin fee - \$50.00
 080 - sign posting - \$35.00
 Total - \$85.00

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
 ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 331
 Petitioner: Emma Jane Hutchins
 Location: 708 Southern Avenue
 PLEASE FORWARD ADVERTISING BILL TO:
 NAME: Emma Jane Hutchins
 ADDRESS: 708 Southern Avenue
Baltimore MD 21224
 PHONE NUMBER: 212-7626

AJ:ggs

(Revised 04/09/93)



111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

April 6, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-333-A (Item 331)
708 Southern Avenue
corner 9/8 Southern Avenue and 8/9 Crescent Avenue
12th Election District - 7th Councilmanic
Legal Owner: Emma Jane Hutchins

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3331. This notice also serves as a referee regarding the administrative process.

- Your property will be posted on or before April 9, 1995. The closing date (April 24, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon

Arnold Jablon
Director
cc: Emma Jane Hutchins



111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

April 11, 1995

Ms. Emma Jane Hutchins
708 Southern Avenue
Baltimore, Maryland 21224

RE: Item No.: 331
Case No.: 95-333-A
Petitioner: Emma Hutchins

Dear Ms. Hutchins:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 29, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

4-7-95
Re: Baltimore County
Item No.: 331 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2298 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 04/11/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP 1149

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION POSTING OF APR. 10, 1995.

Item No.: SEE BELOW Zoning Agency:

Comment:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS 331, 332, 333, 334, 335, 336, SEE PPD 331.

RECEIVED
APR 12 1995
ZADM

REVIEWER: LT. RICHARD P. SVERHALD
Fire Marshal Office, FIRE DEPT 4881, MD-1149C

cc: File



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: April 12, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 331, 332, 333, 334, 335, and 336.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*
Division Chief: *Adam L. Keck*

PK/JL

ITEMS 331/330B/SAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management
DATE: April 17, 1995

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for April 17, 1995
Items 329, 331, 332, 333, 334, 336, 337, 338
339 and 316 revised

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:aw

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM Joyce Watson
DATE: 4/19/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 4/19/95
ZAC Comments

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: Rem # 316

- 330
- 331
- 333
- 334
- 335
- 336
- 337
- 338
- 339

LS:sp

LETTERS/RES/10/95

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

PRIMARY SCREEN
DISTRICT: 12 ACCT NO: 1206081680
OWNER NAME / MAILING ADDRESS
RICKO GARY TOM
RICKO M CHRISTINE
7526 CARSON AV
BALTIMORE MD 21224
DEED REF 1) / 8614/ 446
PLAT REF 1) 7/ 1
EXEMPT STATUS/CLASS RESIDENCE
0 000 YES

PREMISE ADDRESS
7526 CARSON AVE
LEGAL DESCRIPTION
LT 225,226
EAST VIEW
TRANSFERRED FROM: HUTCHINS WILLIAM G
PRESS: <F1> VALUES SCR
TOWN GEO ADVAL TAX LAND COUNTY
CODE CODE CODE CLASS USE USE
000 82 000 R 04
MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT
96 16 205 2
10/05/90 \$1
<F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

PRIMARY SCREEN
DISTRICT: 12 ACCT NO: 1206081680
OWNER NAME / MAILING ADDRESS
RICKO GARY TOM
RICKO M CHRISTINE
7526 CARSON AV
BALTIMORE MD 21224
DEED REF 1) / 8614/ 446
PLAT REF 1) 7/ 1
EXEMPT STATUS/CLASS RESIDENCE
0 000 YES

PREMISE ADDRESS
7526 CARSON AVE
LEGAL DESCRIPTION
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TOWN GEO ADVAL TAX LAND COUNTY
CODE CODE CODE CLASS USE USE
000 82 000 R 04
MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT
96 16 205 2
10/05/90 \$1
<F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

PRIMARY SCREEN
DISTRICT: 12 ACCT NO: 1206081680
OWNER NAME / MAILING ADDRESS
RICKO GARY TOM
RICKO M CHRISTINE
7526 CARSON AV
BALTIMORE MD 21224
DEED REF 1) / 8614/ 446
PLAT REF 1) 7/ 1
EXEMPT STATUS/CLASS RESIDENCE
0 000 YES

PREMISE ADDRESS
7526 CARSON AVE
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LT 225,226
EAST VIEW
TRANSFERRED FROM: HUTCHINS WILLIAM G
PRESS: <F1> VALUES SCR
TOWN GEO ADVAL TAX LAND COUNTY
CODE CODE CODE CLASS USE USE
000 82 000 R 04
MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT
96 16 205 2
10/05/90 \$1
<F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS & TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

03/22/95

PRIMARY SCREEN

DISTRICT: 12 ACCT NO: 121604630 SUBDIST:

OWNER NAME / MAILING ADDRESS
RAY WILLIAM F
706 SOUTHERN AV
BALTIMORE MD 21224

DEED REF 11 / 7392/ 198
PLAT REF 11 / 9/ 117
EXEMPT STATUS/CLASS
0 000

PRINCIPAL RESIDENCE
YES

TOWN 600 ADVAL TAX LAND COUNTY
CODE CODE CODE CLASS USE USE
000 62 000 R 04

PREMISE ADDRESS
706 SOUTHERN AV
BALTIMORE MD 21224

LEGAL DESCRIPTION
LT 317-223
SW COR CRESCENT AVEN
EASTVIEW
TRANSFERRED FROM: HARPER PHILIP A
10/16/96 \$78,000

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT
96 16 205

PRESS: <F1> VALUES SCRN <F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS & TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

03/22/95

PRIMARY SCREEN

DISTRICT: 12 ACCT NO: 121601080 SUBDIST:

OWNER NAME / MAILING ADDRESS
WAREHEIM GEORGE A
WAREHEIM MARY E
7330 CARSON AVE
BALTIMORE MD 21224

DEED REF 11 / 71027/ 241
PLAT REF 11 / 7/ 1
EXEMPT STATUS/CLASS
0 000

PRINCIPAL RESIDENCE
YES

TOWN 600 ADVAL TAX LAND COUNTY
CODE CODE CODE CLASS USE USE
000 62 000 R 04

PREMISE ADDRESS
7330 CARSON AVE
BALTIMORE MD 21224

LEGAL DESCRIPTION
LT 231-232
7330 CARSON AVE
EASTVIEW
TRANSFERRED FROM: PARKO CLARENCE RUS
11/22/94 \$77,000

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT
96 16 205

PRESS: <F1> VALUES SCRN <F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS & TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

03/22/95

PRIMARY SCREEN

DISTRICT: 12 ACCT NO: 120600930 SUBDIST:

OWNER NAME / MAILING ADDRESS
HUTCHINS EMMA JANE
708 SOUTHERN AV
BALTIMORE MD 21224

DEED REF 11 / 7989/ 000
PLAT REF 11 / 9/ 117
EXEMPT STATUS/CLASS
0 000

PRINCIPAL RESIDENCE
YES

TOWN 600 ADVAL TAX LAND COUNTY
CODE CODE CODE CLASS USE USE
000 62 000 R 04

PREMISE ADDRESS
708 SOUTHERN AV
BALTIMORE MD 21224

LEGAL DESCRIPTION
LT 249-252
708 SOUTHERN AV
EASTVIEW
TRANSFERRED FROM: HUTCHINS WILLIAM J
11/20/94 \$77,000

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT
96 16 205

PRESS: <F1> VALUES SCRN <F3> SELECT NEXT PROPERTY

To whom it concerns,

Being the property owners of 7530 Carson Ave. Balto., MD. 21224 and with land adjacent to 708 Southern Ave. Balto., MD. 21224 we have no objections to or reservations of an inground side yard swimming pool being constructed on the property of Emma Jane Hutchins at 708 Southern Ave. Balto., MD. 21224

Truly,
George R. Wareheim
Mary E. Wareheim
Mary E. Wareheim
7530 Carson Ave.
Balto., MD. 21224
(410) 282-2131

March 25, 1995

MARYLAND DEPARTMENT OF ASSESSMENTS & TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

03/22/95

PRIMARY SCREEN

DISTRICT: 12 ACCT NO: 120602160 SUBDIST:

OWNER NAME / MAILING ADDRESS
FITZPATRICK JULIA B
7600 CARSON AV
BALTIMORE MD 21224

DEED REF 11 / 4681/ 509
PLAT REF 11 / 9/ 91
EXEMPT STATUS/CLASS
0 000

PRINCIPAL RESIDENCE
YES

TOWN 600 ADVAL TAX LAND COUNTY
CODE CODE CODE CLASS USE USE
000 62 000 R 04

PREMISE ADDRESS
7600 CARSON AVE
BALTIMORE MD 21224

LEGAL DESCRIPTION
LT 233, 234, 235
7600 CARSON AVE
EASTVIEW
TRANSFERRED FROM: FITZPATRICK JOSEPH
10/10/96 \$41,900

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT
96 16 205

PRESS: <F1> VALUES SCRN <F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS & TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

03/22/95

PRIMARY SCREEN

DISTRICT: 12 ACCT NO: 120608930 SUBDIST:

OWNER NAME / MAILING ADDRESS
BAUER FRANK A
BAUER LARUE G
7928 CARSON AV
BALTIMORE MD 21224

DEED REF 11 / 8113/ 248
PLAT REF 11 / 7/ 1
EXEMPT STATUS/CLASS
0 000

PRINCIPAL RESIDENCE
YES

TOWN 600 ADVAL TAX LAND COUNTY
CODE CODE CODE CLASS USE USE
000 62 000 R 04

PREMISE ADDRESS
7928 CARSON AVE
BALTIMORE MD 21224

LEGAL DESCRIPTION
LT 229, 230
7928 CARSON AVE
EASTVIEW
TRANSFERRED FROM: FRANKLIN GLADYS M
12/07/94 \$41,900

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT
96 16 205

PRESS: <F1> VALUES SCRN <F3> SELECT NEXT PROPERTY

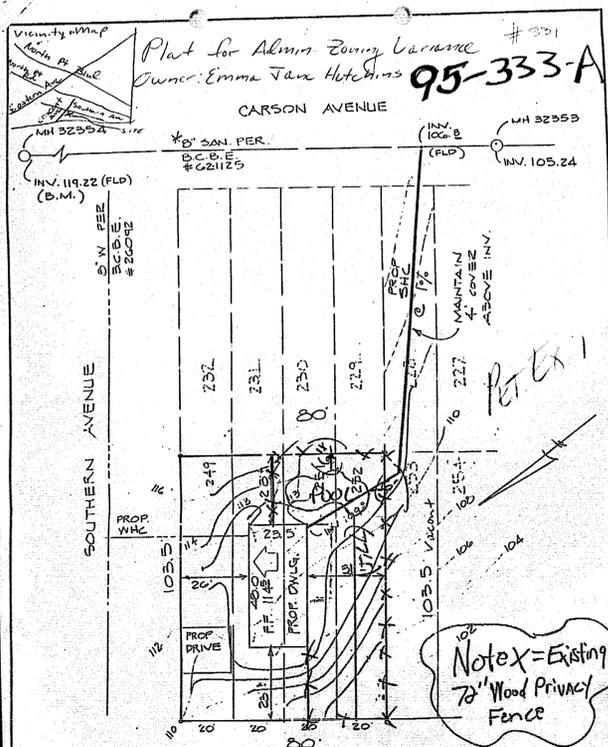
March 25, 1995

To whom it concerns,

Being the property owners of 7526 Carson Ave. Balto., MD. 21224 and with land adjacent to 708 Southern Ave. Balto., MD. 21224 we have no objections to or reservations of an inground side yard swimming pool being constructed on the property of Emma Jane Hutchins at 708 Southern Ave. Balto., MD. 21224

Truly,
Gary F. Ricko
M. Christine Ricko
7526 Carson Ave.
Balto., MD. 21224
(410) 282-2131

331

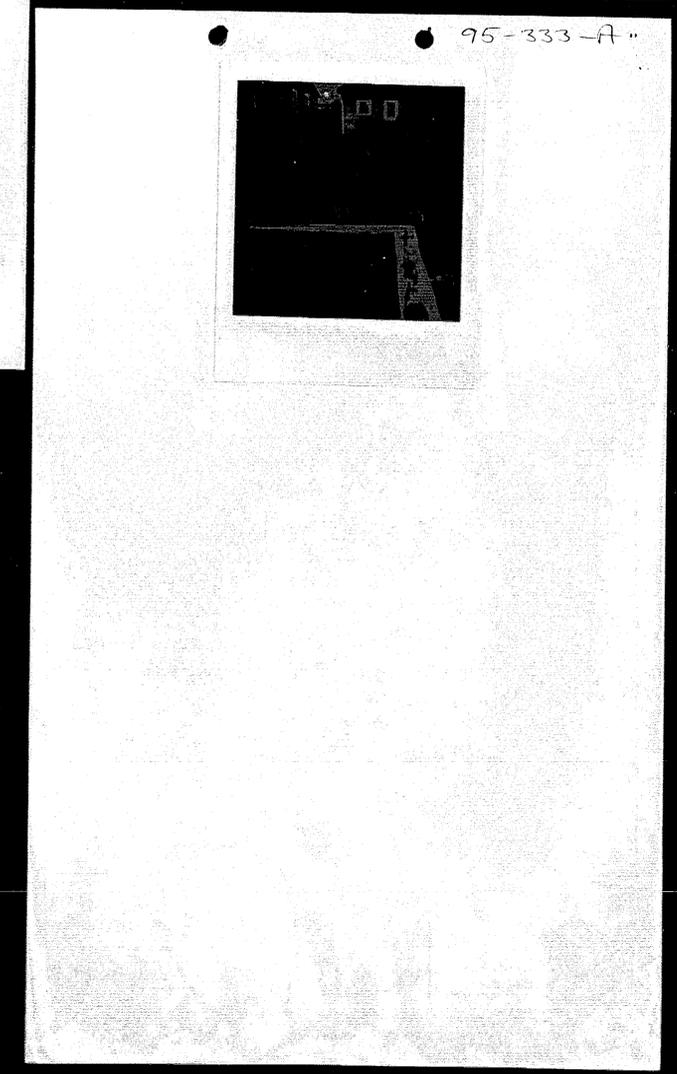


Property Allow CRESCENT AVENUE ON S. 5
708 Southern Ave
Site is readily public utilities
NOTE: SEE 7985/500 REGARDING
UTILITY SERVICE CONNECTIONS
RIGHTS COVER LOTS 229 & 235.
* No prior zoning hearings

DEED REF: 7985/500
LOTS 249, 250, 251, 252
"EASTVIEW NE 2" (W.R.C. 7/1)
ELDIST. 12 BALTO. CO., MD
Council Dist. 7, 200 North Bond Way - SE 18

SITE PLAN SHEET 1 OF 2 date 11-4-98
scale 1"=30'
job no. 95-333-A
drawn JSD.
checked

VT ASSOCIATES, INC.
SURVEYING & ENGINEERING
4932 HAZELWOOD AVENUE
BALTIMORE, MARYLAND 21206
866-2001



NAME: HUTCHINS

95-333-A

GENERAL SPECIFICATIONS		SPECIAL INSTRUCTIONS	
SALESMAN	Pat Kearns	EXCAVATION	
OFFICE PHONE	410 544-2660	GRADING	Normal
POOL SHAPE	TAMBI	TRACTOR TYPE	STD BOBCAT
POOL SIZE	16 x 10 x 32	BACKHOE	
POOL AREA	400 SQ FT	DIRT	(STAY) HAUL
POOL PERIMETER	83 FT	DEEP END DIG	
POOL DEPTH	3'6" x 6'0"	DIRT WALK	FT
POOL CAPACITY	15,000 GALLONS	TRASH HAULS	#
TURNOVER RATE	HOURS	TEMPORARY FENCE	
SPA	SQ FT	CONCRETE REMOVAL	SQ FT
SPA INSIDE	OUTSIDE	FENCE REMOVE	REPLACE
DAM WALL STR CVR	FT	OTHER	
SPA JETS	#	OTHER	
RAISED SPA	IN		
LOVESEAT	ONE # 6 FT		
STEPS	FOUR # 34 FT		
BENCHES	TWO # 3 EACH FT		
TOTAL AREA	412 SQ FT		
TOTAL PERIMETER	87 FT		

EQUIPMENT		STEEL	
FILTER PUMP	VARI FLOW 1 HP	STANDARD STRUCTURAL	
FILTER TYPE	D.E. 400	COMMERCIAL STRUCTURAL	
HEATER SIZE		SURCHARGE	FT
BOOSTER PUMP	HP	OTHER	
AIR BLOWER	HP		
SKIMMERS	ONE #		
POOL LIGHT	WATTS		
SPA LIGHT	WATTS		
FIBEROPTICS	EVENGLO # 3		
TIME CLOCK	YES		
LIGHT REMOTE			
WATERFALL PUMP	HP		
SPRAY HEAD PUMP	HP		
SEPARATION TANK			
OTHER			

EQUIPMENT		PLUMBING	
FILTER PUMP	VARI FLOW 1 HP	A SKIMMER #1	20 FT
FILTER TYPE	D.E. 400	B SKIMMER #2	FT
HEATER SIZE		C SKIMMER #3	FT
BOOSTER PUMP	HP	D POOL MAIN DRAIN	FT
AIR BLOWER	HP	E POOL RETURN #1	70 FT
SKIMMERS	ONE #	F POOL RETURN #2	34 FT
POOL LIGHT	WATTS	G POOL RETURN #3	56 FT
SPA LIGHT	WATTS	H CLEANER LINE	24 FT
FIBEROPTICS	EVENGLO # 3	I DEEP HEAT	20 FT
TIME CLOCK	YES	J OVERFLOW TOP	10 FT
LIGHT REMOTE		K OVERFLOW BOTTOM	FT
WATERFALL PUMP	HP	L SPA SUCTION	FT
SPRAY HEAD PUMP	HP	M SPA RETURN	FT
SEPARATION TANK		N SPA AIR LINE	FT
OTHER		O BOOSTER SUCTION	FT

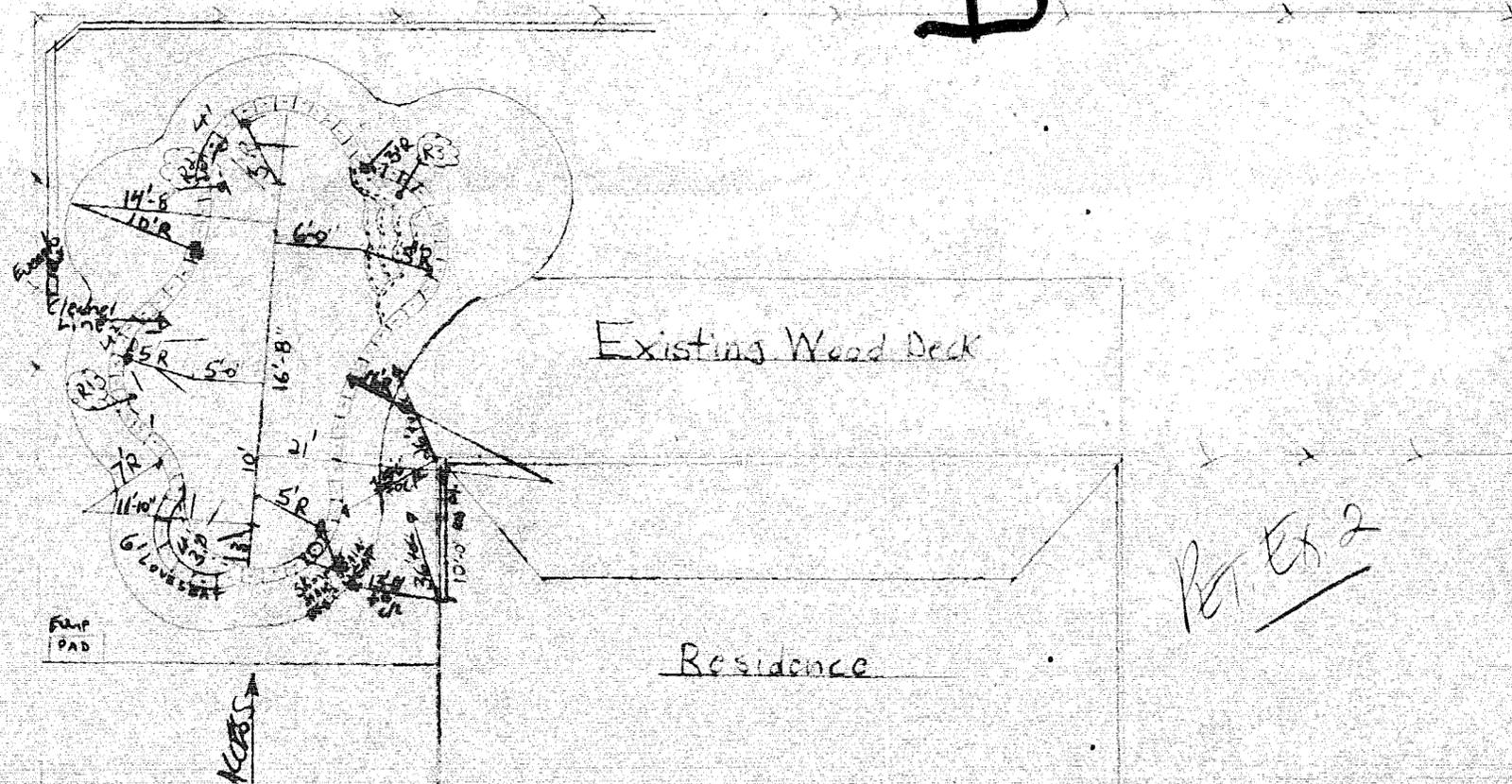
ACCESSORIES		STRUCTURE	
MAINTENANCE KIT	YES	STAIRS	FLUR # 24
ROPE FLOATS	YES 35 FT	LOVESEAT	ONE # SIZE 16
VAC & HOSE	YES 50 FT	BENCHES	TWO # SIZE 34
BACKWASH HOSE	YES 50 FT	8" RBB	FT
COLOR LENS KIT		12" RBB	FT
DIVING BOARD	FT	18" RBB	FT
SLIDE TYPE	COLOR	24" RBB	FT
LADDER TYPE		RAISED SPA	FT
HANDRAIL POOL		OTHER	
HANDRAIL SPA		OTHER	
AUTOMATIC CLEANER TYPE			
SOLAR COVER			
WINTER COVER			
ANCHOR COVER			
AUTOMATIC COVER			
SOLAR REEL	FT		
ENERGY MGMT SYSTEM			
CHLORINE ALTERNATIVE			
POOL REMOTE			
SPA REMOTE			
FURNITURE			
WINTERIZATION			
SUMMERIZATION			
START UP	YES		
CLEAN UP	YES		
OTHER			

APPURTENANCES		TILE & COPING	
ELECTRIC BY	S.B.	TYPE COPING	Aut. Hand Made
ELEC FOOTAGE	100 FT	TYPE TILE	1/2" x 3/4" x 3/8"
GAS BY		TILE TRIM	Match 3/4"
GAS FOOTAGE		FILE INSERTS	
DECK BY	S.B.	RBB TILE	50 FT
DECK FT	450 SQ FT	OTHER	
DECK TYPE	Grub Concrete		
WALLS BY	S.B.		
WALLS TYPE	Grub Concrete		
WALL FOOTAGE	132 FT		
FENCE BY	EXISTING		
FENCE TYPE	WOOD		
FENCE FOOTAGE			
GATES			
WATERFALL BY			
WATERFALL SIZE			
OTHER			

APPURTENANCES		PLASTER	
ELECTRIC BY	S.B.	COLOR	White Marble
ELEC FOOTAGE	100 FT	OTHER	
GAS BY			
GAS FOOTAGE			
DECK BY	S.B.		
DECK FT	450 SQ FT		
DECK TYPE	Grub Concrete		
WALLS BY	S.B.		
WALLS TYPE	Grub Concrete		
WALL FOOTAGE	132 FT		
FENCE BY	EXISTING		
FENCE TYPE	WOOD		
FENCE FOOTAGE			
GATES			
WATERFALL BY			
WATERFALL SIZE			
OTHER			

APPURTENANCES		ADDITIONAL NOTES	
ELECTRIC BY	S.B.		
ELEC FOOTAGE	100 FT		
GAS BY			
GAS FOOTAGE			
DECK BY	S.B.		
DECK FT	450 SQ FT		
DECK TYPE	Grub Concrete		
WALLS BY	S.B.		
WALLS TYPE	Grub Concrete		
WALL FOOTAGE	132 FT		
FENCE BY	EXISTING		
FENCE TYPE	WOOD		
FENCE FOOTAGE			
GATES			
WATERFALL BY			
WATERFALL SIZE			
OTHER			

Note: Elevation of Pool to be Determined at Excavation
Retaining Wall Design will Be Determined at Excavation



OWNER:
TO DETERMINE APPROXIMATE ELEVATION OF POOL ON DAY OF EXCAVATION.
POOL AREA TO BE FENCED BY OWNER PER COUNTY OR CITY ORDINANCE. GATES TO BE SELF CLOSING AND SELF LATCHING.
WET DOWN CONCRETE SHELL AT LEAST TWICE DAILY FOR 7 DAYS. DO NOT TURN ON POOL LIGHT WHEN POOL IS EMPTY.
DO NOT USE RUBBER WHEN FILLING POOL AS IT WILL MARK PLASTER.
SUPPLY TEMPORARY ELECTRIC POWER AND WATER TO CONSTRUCTION AREA.

Designed Especially For:
NAME E. J. Hutchins
ADDRESS 702 Southern Ave
CITY Dumfries STATE MD ZIP 21024
COUNTY Baltimore
JOB PHONE (410) 282-7826
BUS. PHONE (410) 974-1274

SCALE 1/8" = 1'
DRAWN BY P.K.
DATE March 75
APPROVED _____
DATE _____
REV. DATE _____

SETBACKS
COUNTY Baltimore
ZONE 1
REAR 5'
SIDE 5'
HOUSE 5'
EQUIP 5'
FENCE 4'
WELL _____
SEPTIC _____
CITY WATER
WELL WATER
SEWER
SEPTIC

LOCATION MAP
COUNTY Balto.
MAP BOOK 400
PAGE 36 GRID J-13
Southern Ave
MD 100
MD 100
MD 100

DIRECTIONS: From S.B.
1. Rte 2 North to
2. 695E East (Key Bridge) Cross
3. Exit 41 Left off Ramp
onto Cove Rd. Cross
Maryland old
Road. 3m.
South on old road
Left on Southern
Rte on left



95-333-A

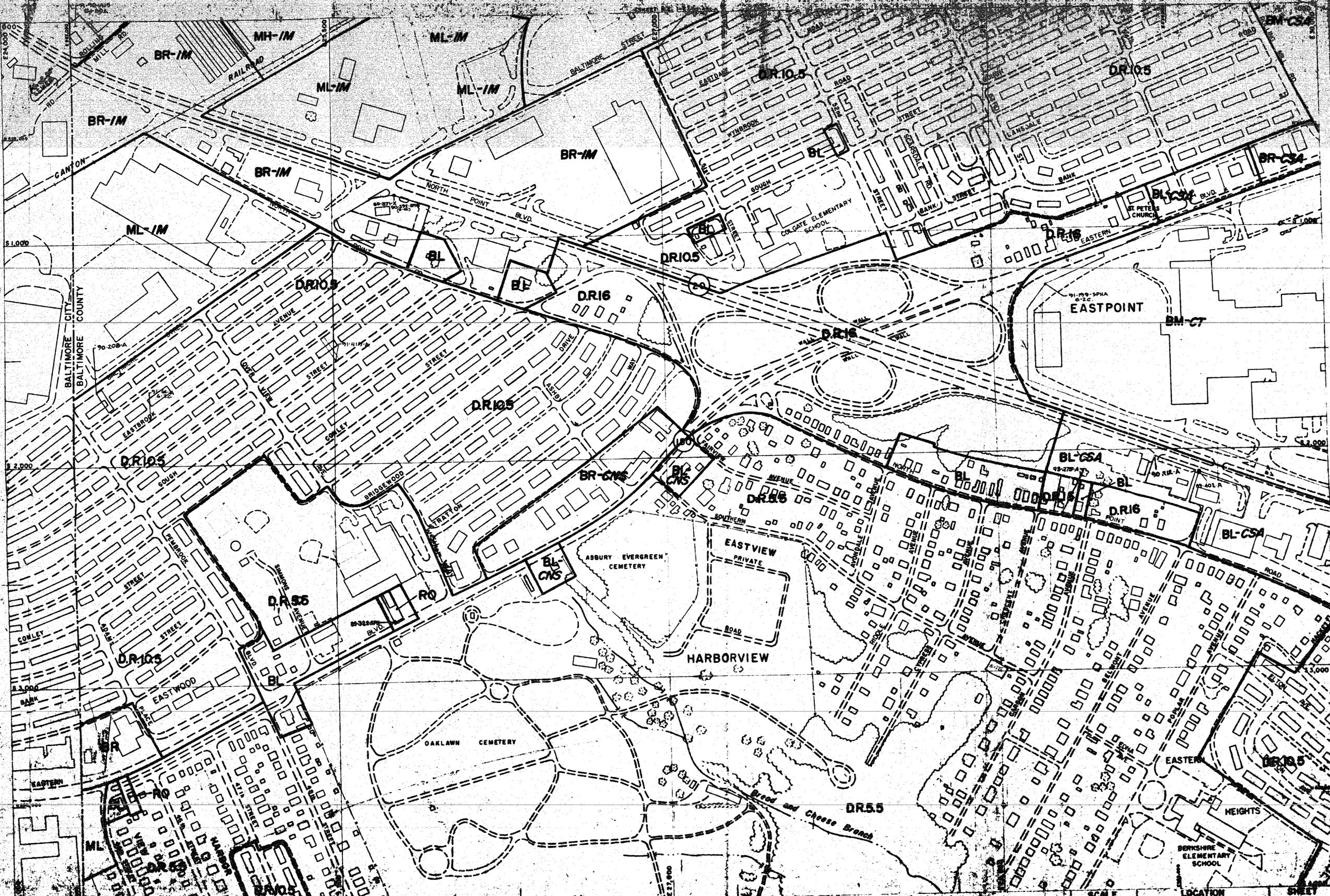


J-SE I-SW
F-NE E-NW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	EASTPOINT	5 15
		DATE OF PHOTOGRAPHY DEC 1954	#331	

Topography Compiled By Photogrammetric Methods
ABRAMS AERIAL SURVEY CORP LANSING MICH



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1992

SCALE
1" = 200'
DATE OF PHOTOGRAPHY
JANUARY 1988

LOCATION
EASTPOINT
SHEET
1-E

95-333-A